

Municipal Setting Designations



MSDs: Another tool for Houston

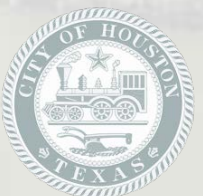
Jennifer Clancey
Program Manager

Municipal Setting Designations (MSDs)



Agenda

- City of Houston - Programmatic
 - What the MSD is
 - Who the MSD impacts
 - Steps in the MSD process
- MSD Applicant - Technical
 - Specific information on the site
1702 Taylor Street &
1606 Henderson Street
 - **Questions / Comments**



Environmental Protection in Texas

- ❑ The State of Texas has jurisdiction for environmental protection
 - ❑ Texas Commission on Environmental Quality (TCEQ)

- ❑ Environmental Complaints



- ❑ By Phone: 1-888-777-3186
 - ❑ Online: <http://www5.tceq.texas.gov/oce/complaints/>



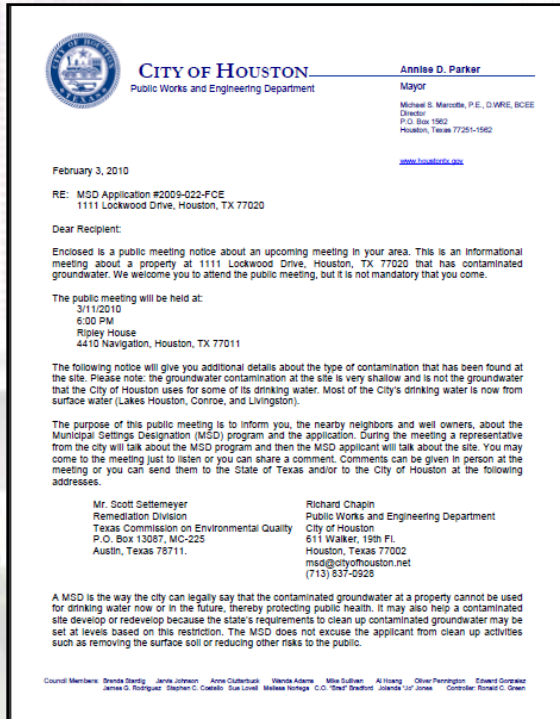
- ❑ By Phone: 311
 - ❑ Online: http://webintake.houstontx.gov/web_intake/Controller



Municipal Setting Designations (MSDs)

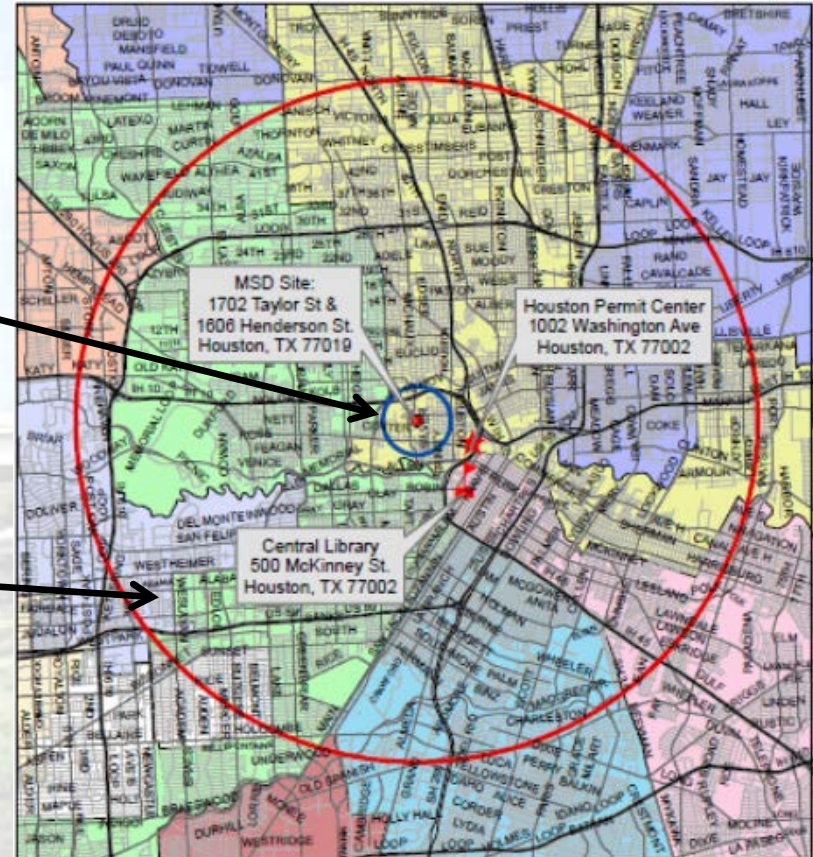


MSD Notice Letters



Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



If you received a notice through certified mail that means you have a water well according to the State's records

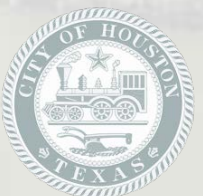


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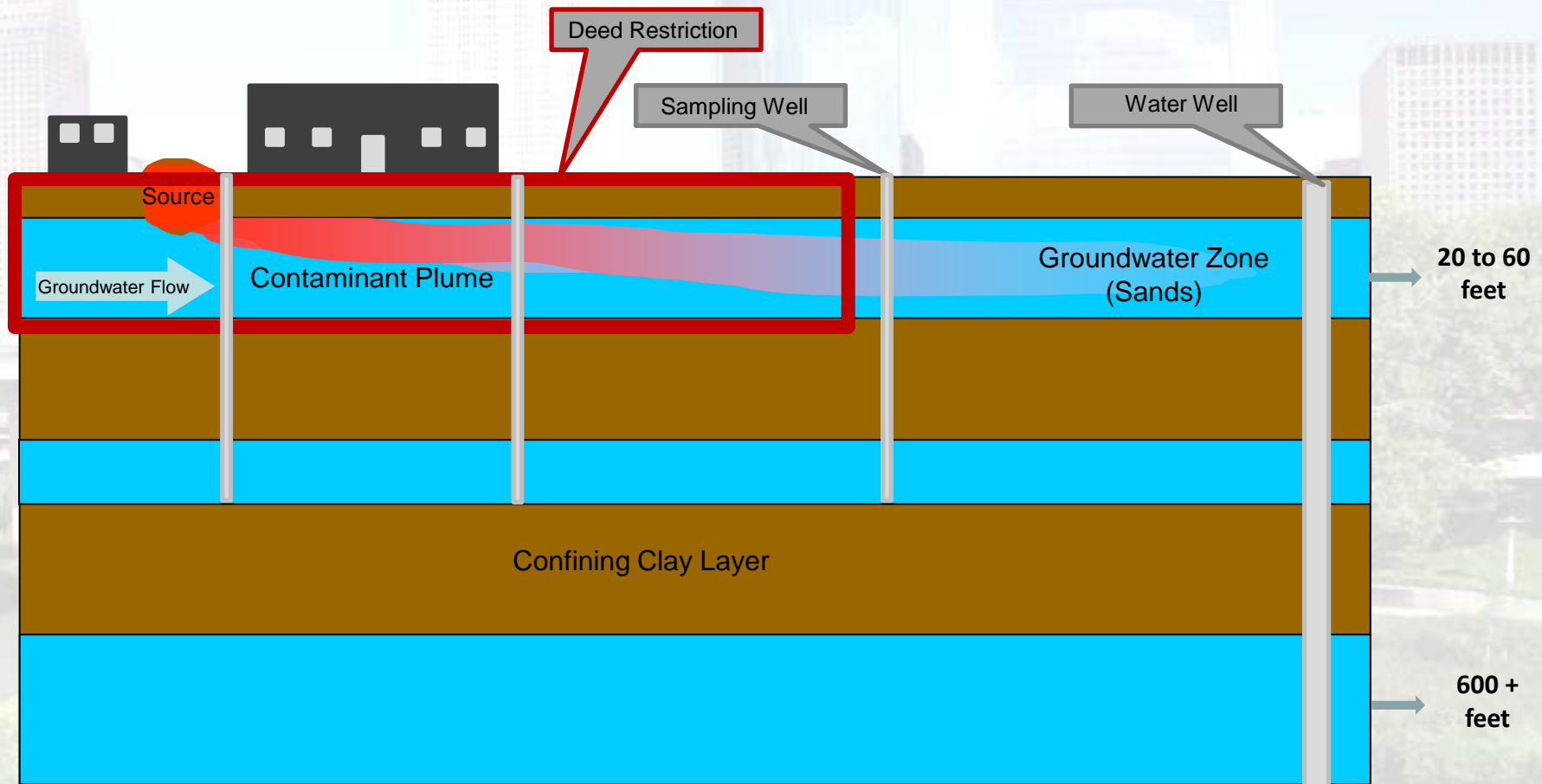


What an MSD is

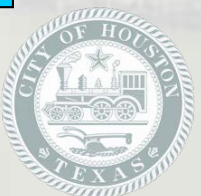
- **Voluntary** deed restriction to prevent the use of contaminated groundwater
 - No water wells on the subject property for drinking water purposes
 - A legally binding way to ensure the public is not exposed to contaminants



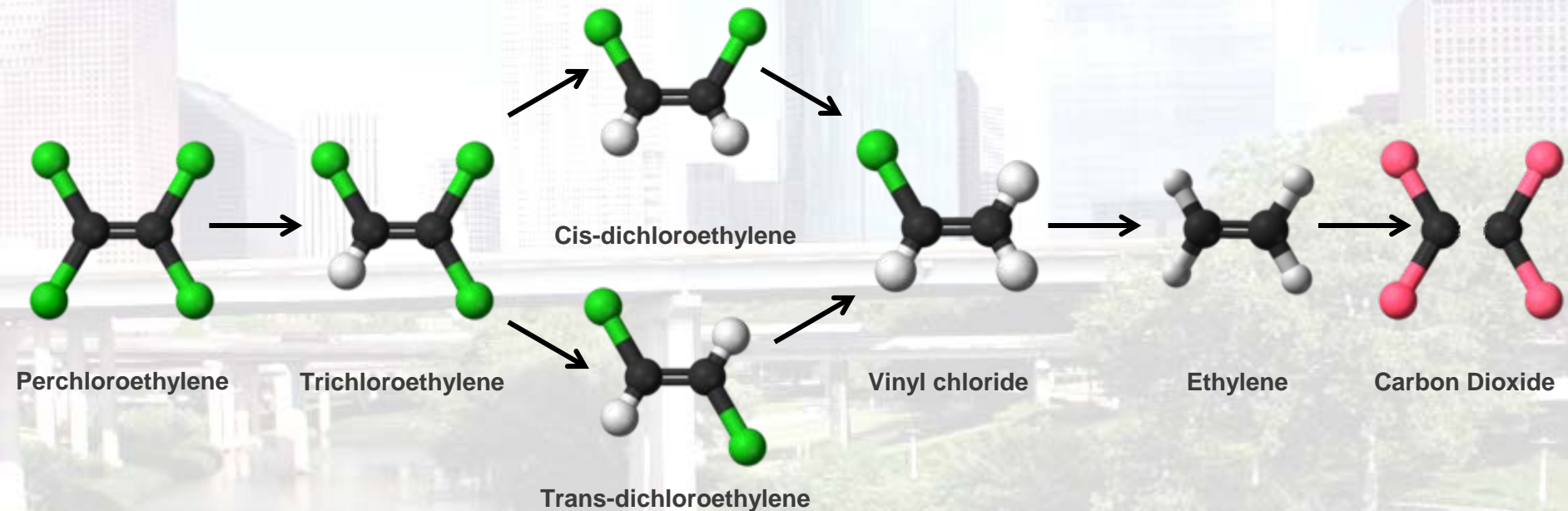
Groundwater Contamination



Please Note: Houston has shallow contaminated groundwater scattered across the City



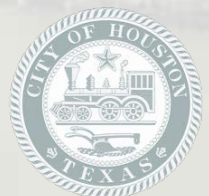
Chemical Degradation



This process takes decades, but is found to be the most efficient strategy.

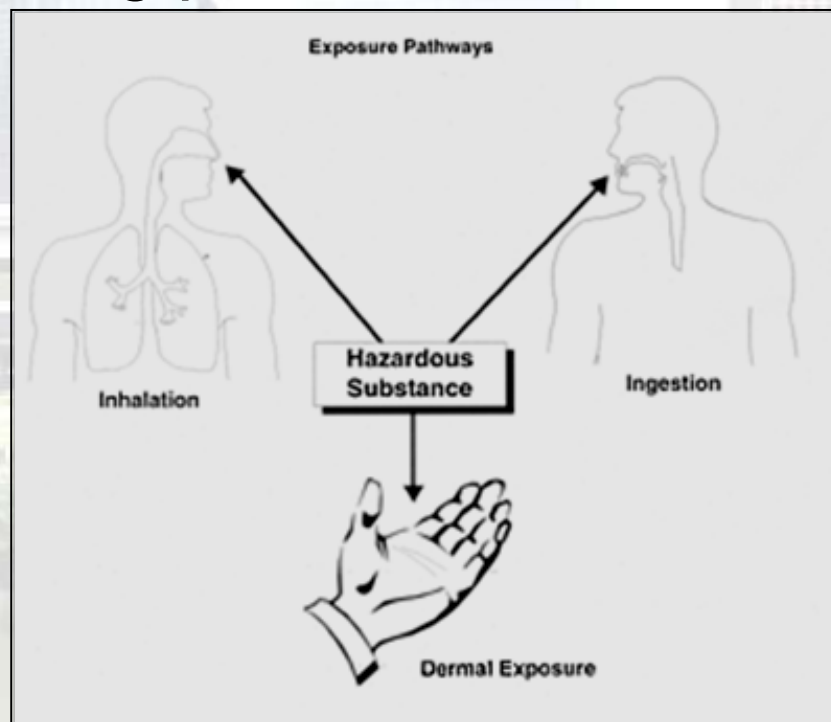


Municipal Setting Designations (MSDs)



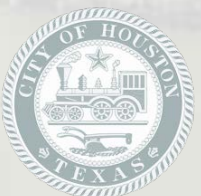
Exposure Pathways

- Cleanup Programs are based on public exposure to contaminants and reducing public health risks
- Exposure Pathways
 - ~~Ingestion~~
 - Inhalation
 - Contact (dermal)
 - Soil
 - Groundwater to surface water
 - Ecological



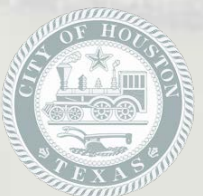
Environmental Cleanup

- The MSD is only **one step** in the cleanup process
- An MSD does **NOT** excuse the applicant from reducing risks to the public
- Responsible Parties are always responsible



Who the MSD Impacts

- An MSD does not affect you!
 - An MSD **DOES NOT AFFECT** your property
 - An MSD **DOES NOT AFFECT** your water well
 - There are **NO REQUIREMENTS** on you
- Drinking water supplied by the City is not affected

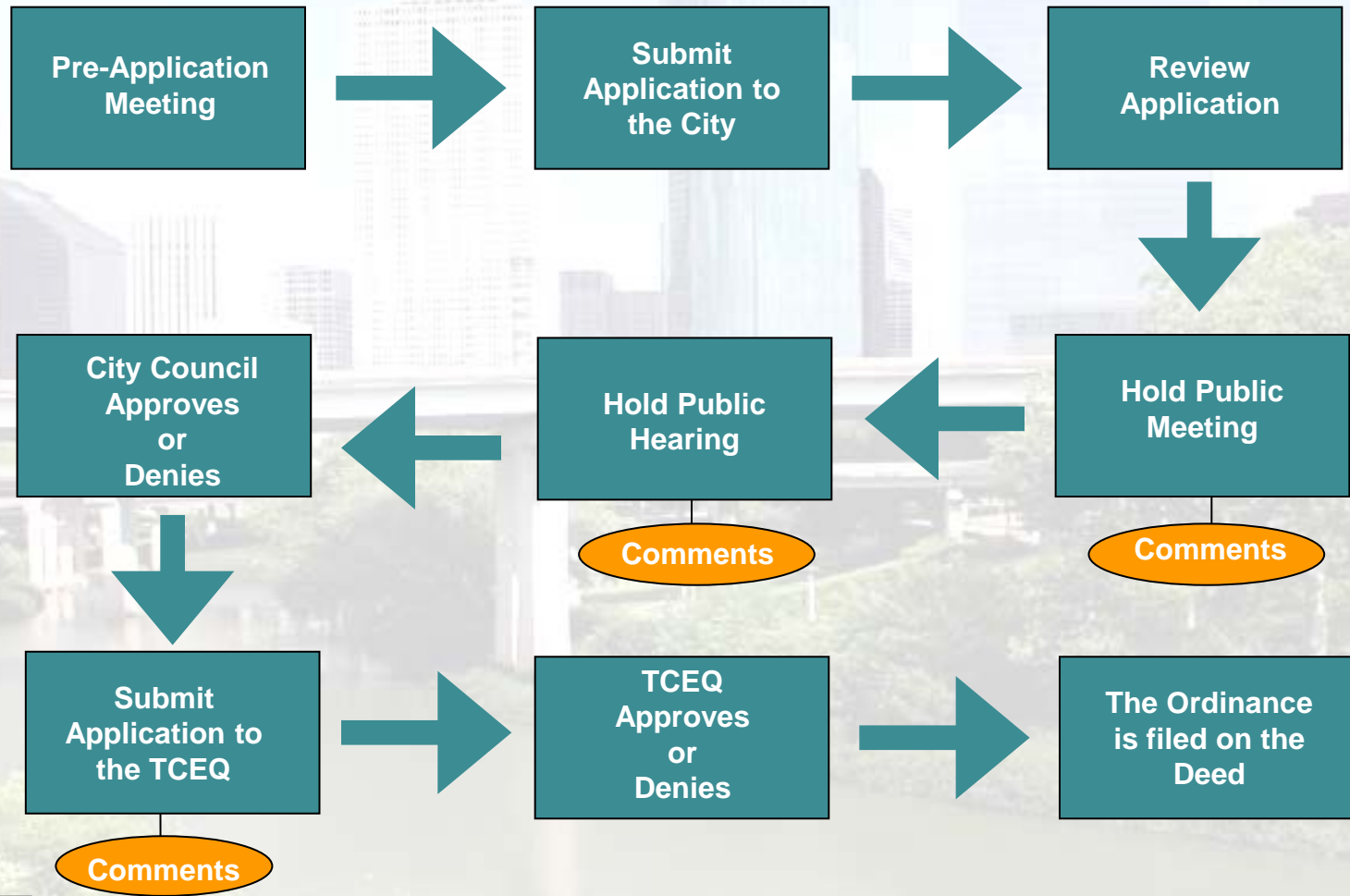


City's Requirements of the Applicant

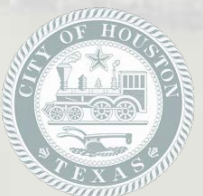
- Enrollment in a State or Federal cleanup program
- Thorough investigation confirming that the groundwater plume is stable or decreasing, and delineated
- Source of contamination has been removed
- A **third party** Engineer (P.E.) or Geologist (P.G.) must certify application



Steps in the Process

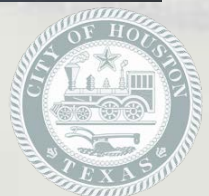


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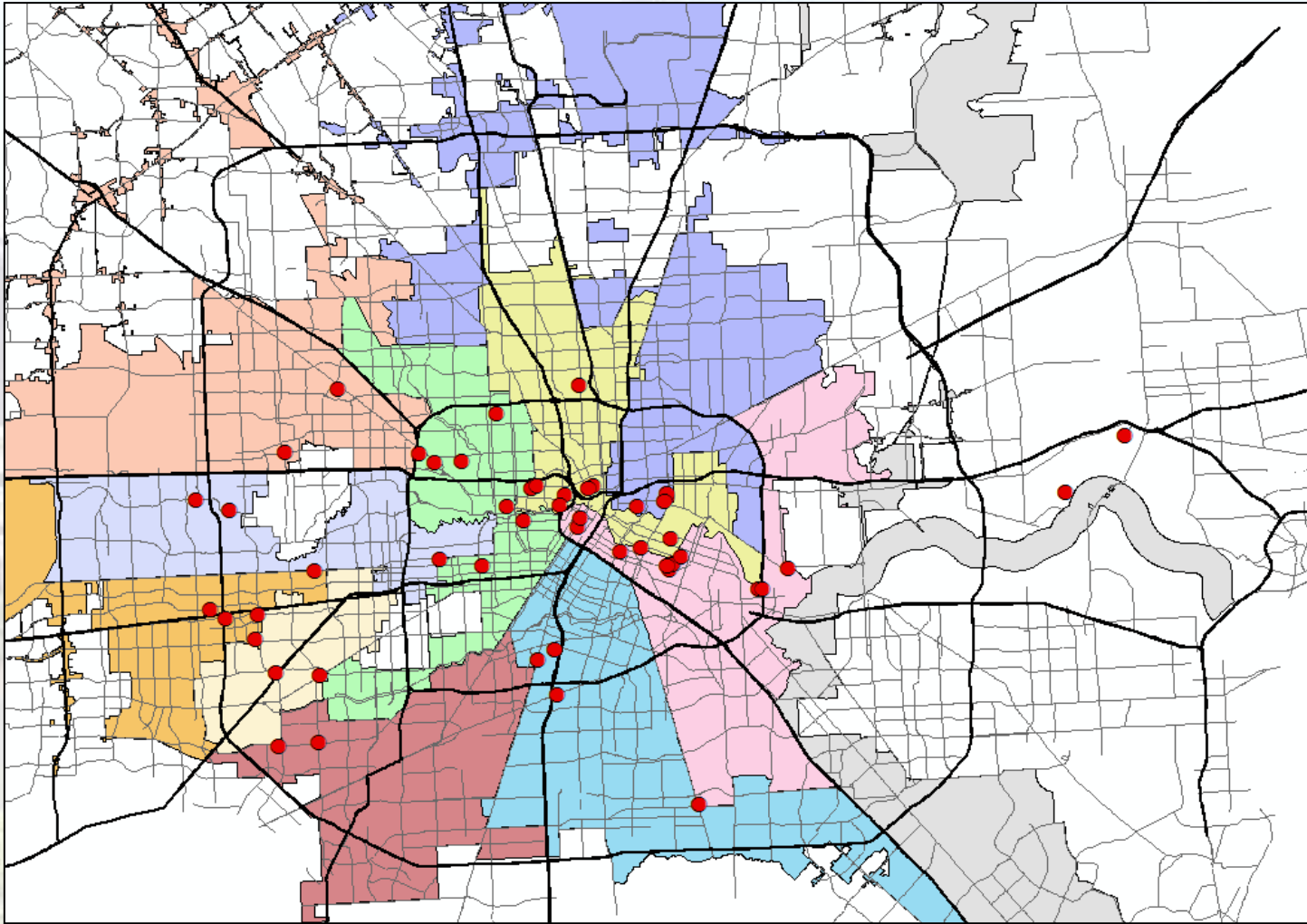


Why Support An MSD?

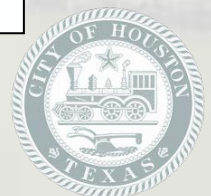
- Protects the public from consumption of contaminated groundwater
- Encourages clean-up of contaminated sites
- Promotes redevelopment of under-utilized properties



MSD Sites in Houston

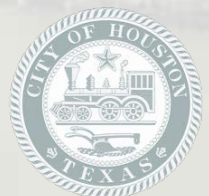


Municipal Setting Designations (MSDs)



MSD Application Availability

- Central Library
 - 500 McKinney Street
 - Reference Desk
- Also available online at:
<http://www.houstonmsd.org>
 - MSD in Review Page



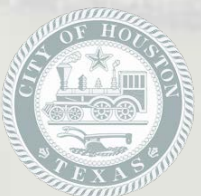
Public Hearing

- Date: April 14, 2015
- Time: 10:00 AM
- Place: City Council Chamber (Committee Meeting)
Transportation, Technology, & Infrastructure
- Address: 901 Bagby, Second Floor
Houston, Texas 77002

Any person wishing to speak on this issue must arrive at least 15 min early and sign the speakers list located on the front desk.



Municipal Setting Designations (MSDs)



Contact Information

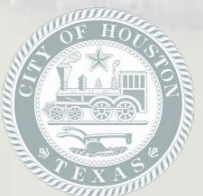
Jennifer Clancey
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msd@houstontx.gov
(832) 394-9005



Municipal Setting Designations (MSDs)



Turkish Products and Riviana Properties

1606 Henderson Street and 1702 Taylor Street

MSD Meeting
City of Houston
17 March 2015

Introduction

➤ MSD Application

- In November 2013, Turkish Products, Inc. (Turco) and Riviana Foods, Inc. jointly filed an MSD application.
- Union Pacific Railroad (“UPRR”) also included its rights of way adjacent to the properties.

➤ Turkish Products, Inc.

- Owner of 1606 Henderson Street

➤ Riviana Foods, Inc.

- Owner of 1702 Taylor Street
- In July 2014, a portion of the 1702 Taylor Street was sold to 1502 Sawyer, LLC

➤ UPRR

- Owner of two rights of way within MSD boundaries that are adjacent to the southern property line of the Turkish Products, Inc. and Riviana Foods, Inc. properties

Location of MSD Area



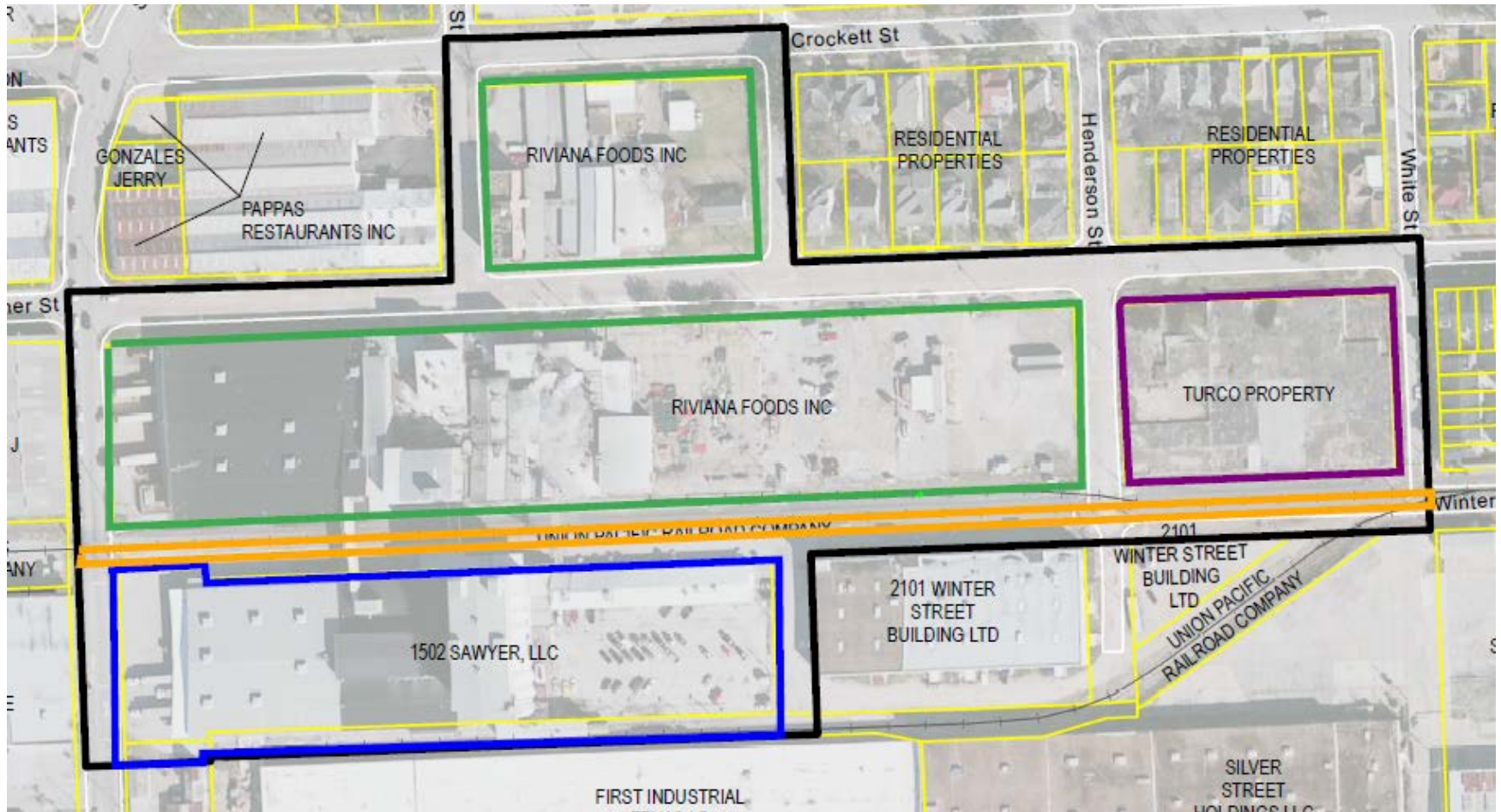
Site Description

Turkish Products, Inc. - Approximately 1.4 acres. Property had previously been used for the formulation and blending of cleaning, detergent, and floor coating products. Site has been inactive since 1987, and is currently vacant. All buildings have been removed.

Riviana Foods, Inc. - Approximately 10 acres. Property was used from 1907 to 2011 for rice processing and storage. Site has been inactive since May 2011. Property is still occupied by buildings and rice silos. This property is being sold for redevelopment. A portion of the Riviana tract was sold in July 2014 and is being marketed for redevelopment as artist studios, creative work spaces, and limited retail use.

UPRR – Rights of Way (“ROW”) – Approximately 6.6 acres.

MSD Designated Property



Legend: **Purple – Turkish Products Property Boundary;** **Green – Riviana Property Boundary;** **Orange – UPRR Rights of Way/Fee Ownership;** **Blue – 1502 Sawyer, LLC.**

History of General Area

- Designated properties are within an area of Houston that was used extensively for commercial and industrial purposes, as early as the 1900s, and particularly in the 1950s and 1960s.
- Based on Sanborn Maps and available information many commercial and industrial businesses have operated in the general area.
- The history and usage of the Turkish Products, Inc. and Riviana Foods, Inc. properties are documented and understood.

Groundwater Conditions

- Shallow groundwater has been impacted from historical activities, some portions of the overall MSD property have been impacted by on-site sources and other portions by off-site sources.
- Monitoring data has been collected for over 16 years.
- The data indicates that the concentrations of chemicals in the groundwater are:
 - Stable or decreasing.
 - Undergoing natural degradation/attenuation.

Groundwater Conditions (cont.)

- Numerous permanent and temporary monitoring wells, have been installed and over 100 groundwater samples have been collected to assess the groundwater in the MSD area.
- Chemicals exceeding drinking water standards at one or more locations:

Benzene

Chlorobenzene

1,2-Dichloroethane

Cis-1,2-Dichloroethene

Methylene Chloride

Tetrachloroethene

Trichloroethene

Vinyl Chloride

Bis(2-Chloroethyl)Ether

1,2-Dichlorobenzene

1,4-Dichlorobenzene

- Many are breakdown products
- Chemicals are naturally attenuating

Investigation & Clean up Activities

➤ Turkish Products, Inc.

- Operations ceased in 1987
- Entered and accepted into the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program in 1998
- In 1998, structures were cleaned and removed from the property
- Storage tanks, equipment, and materials related to site operations have been removed from the property
- Property largely capped with impervious cover

Investigation & Clean up Activities

- Riviana Foods, Inc.
 - Operations were discontinued in 2011
 - Raw materials have been removed from the property
 - Entered into the TCEQ Innocent Owner/Operator Program in 2012
 - Property largely capped with impervious cover

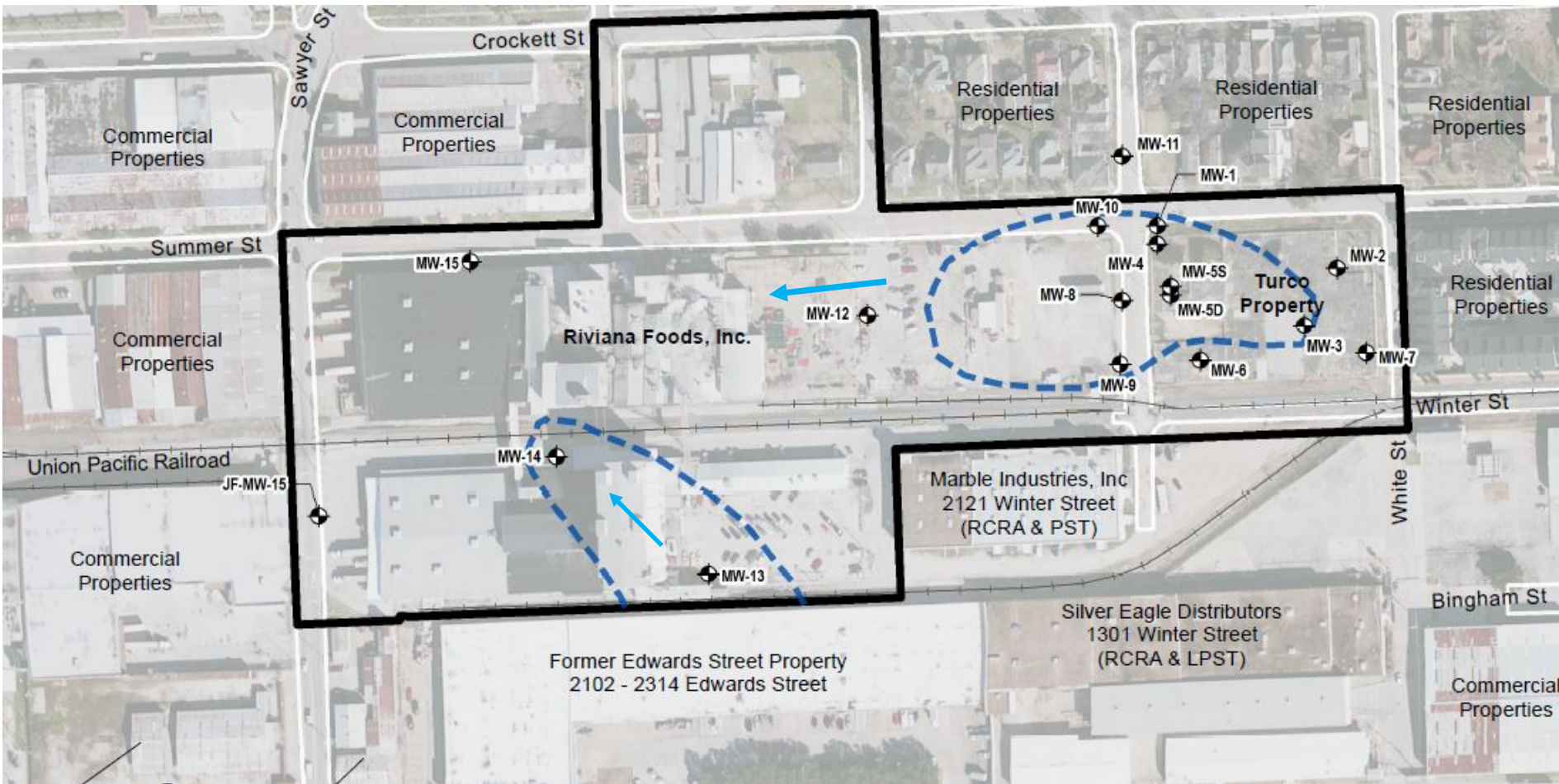
Investigation & Clean up Activities

- The entire MSD area has been delineated.
- Chemicals on the designated property are not migrating off of the property, and the chemicals are naturally degrading in the groundwater.
- The data provides a thorough understanding of property conditions.



Conditions are Protective

- Public water
 - Provided in the area by the City of Houston.
 - Groundwater in the vicinity of the property is not used for consumption.
- No exceedances of non-ingestion levels in any groundwater sample.
- Impacted soil being addressed through the TCEQ VCP.
- Surface water runoff does not pose risk and there is no direct discharge of groundwater to surface water.
 - Plume on MSD property is delineated
 - Plume on MSD property is stable – Not expanding

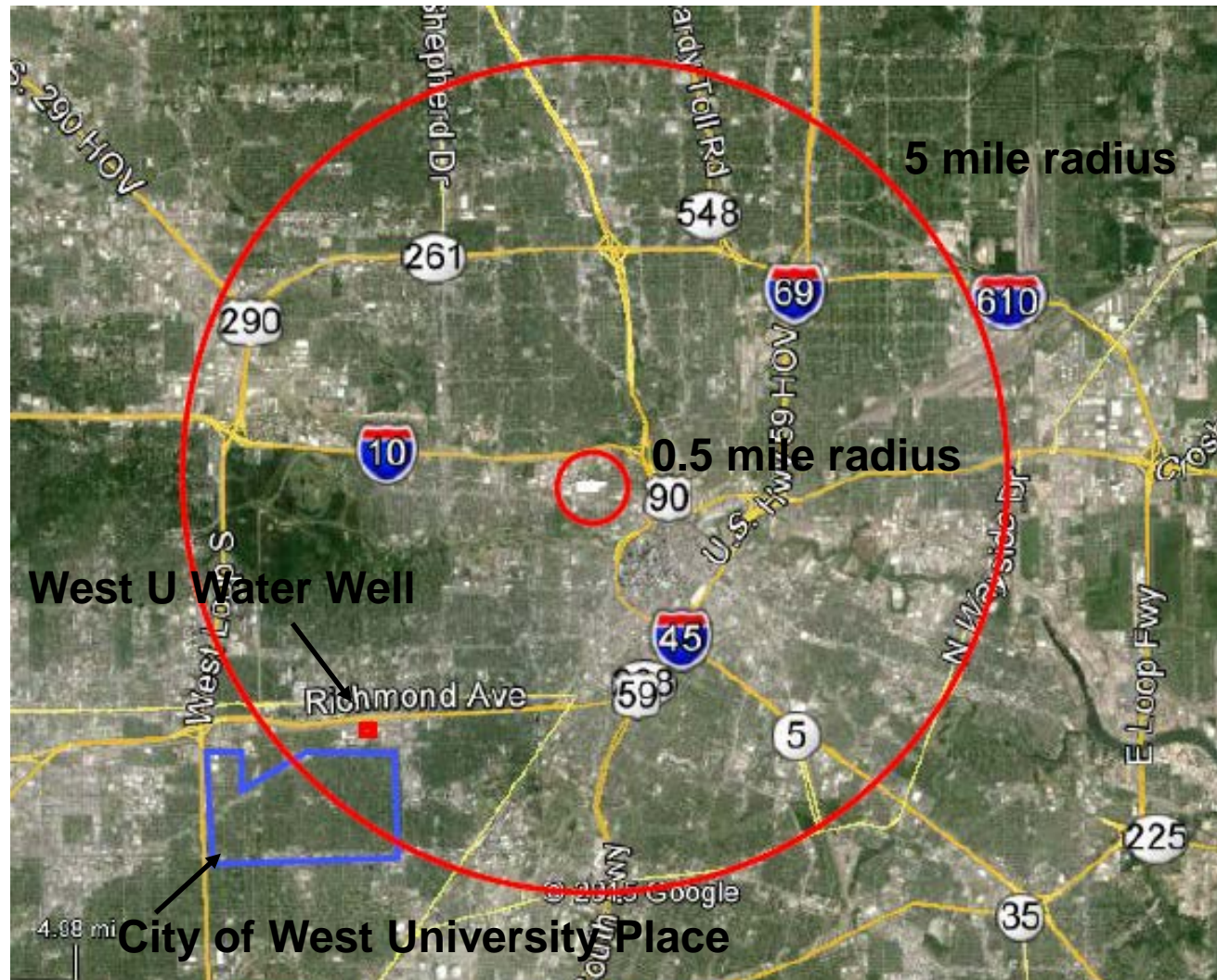
Affected Groundwater Areas - 15 April 2014 Data (arrow shows general groundwater flow direction)



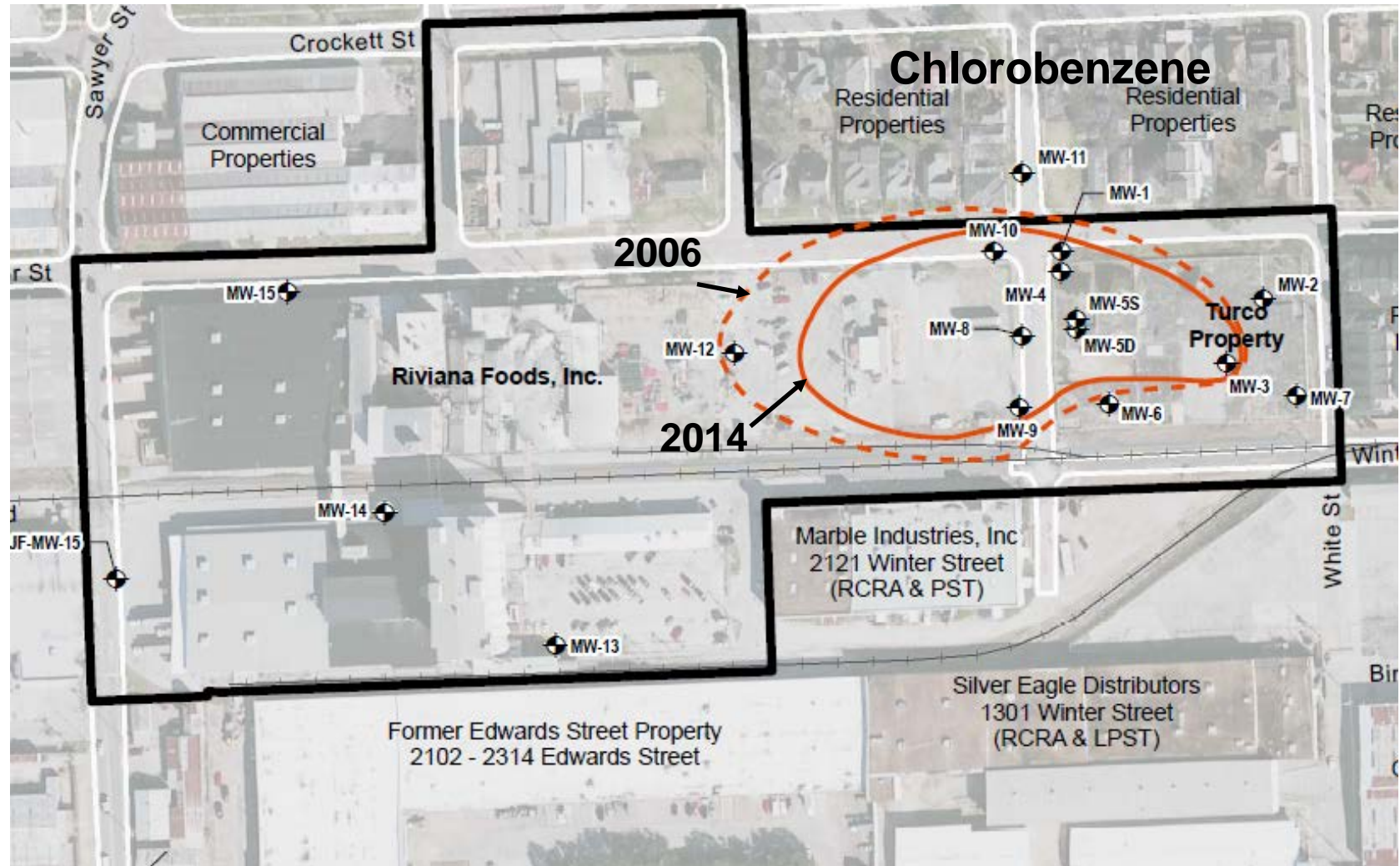
Legend

-  Groundwater flow direction.
-  Approximate boundary of affected property.

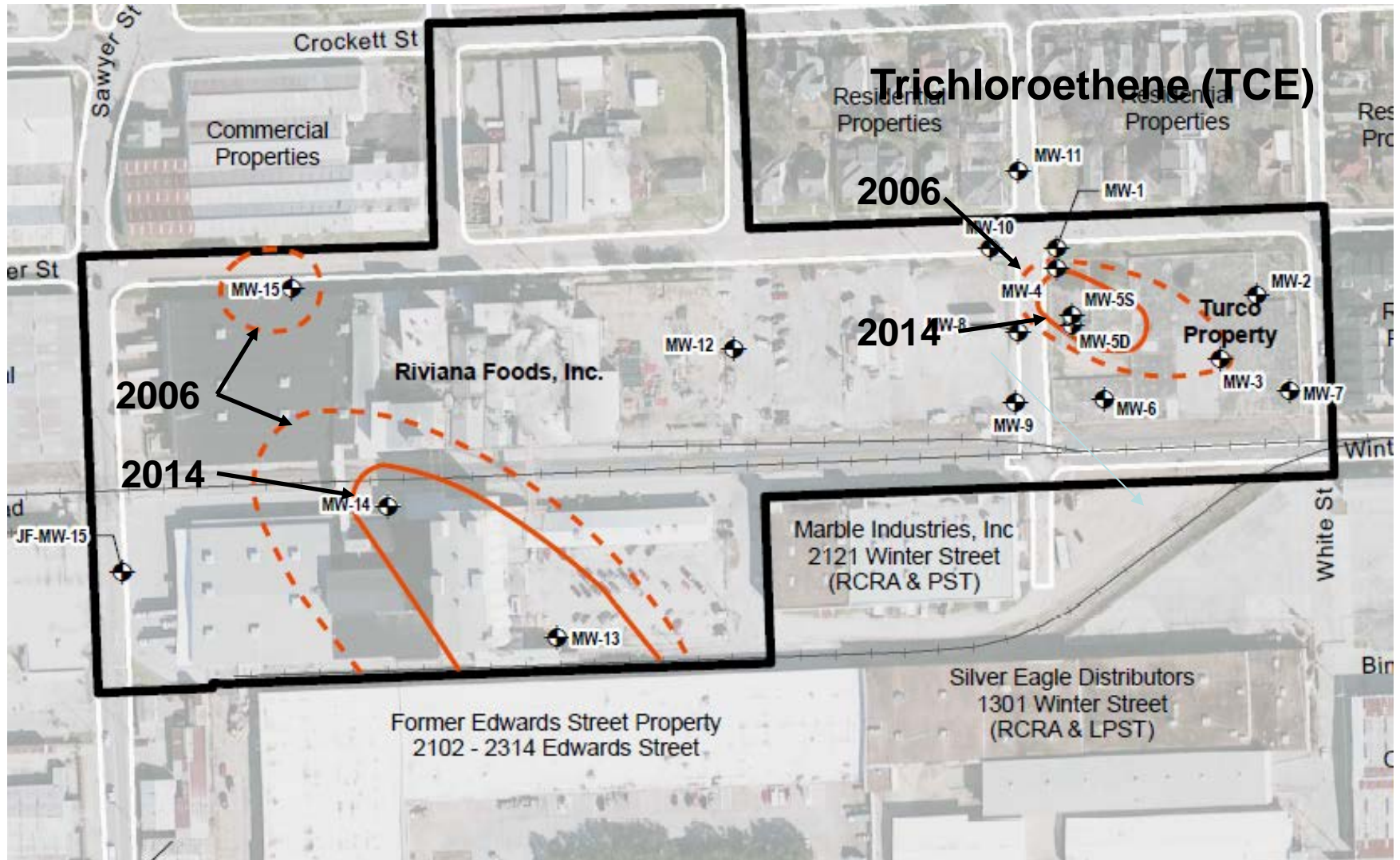
Relationship of MSD Property to Water Well Utilities



Plume is Decreasing in Size



Plume is Decreasing in Size



Benefit of an MSD to Public

- An MSD minimizes risk by identifying and restricting the use of affected groundwater.
- An MSD facilitates redevelopment of the two former facilities – benefits the local community.
 - Property is near downtown, in an area that is undergoing significant redevelopment.
 - Redevelopment will contribute to the renewal of the Washington Avenue Corridor, enhancing the overall area.

Summary

- Investigation and remediation activities have been ongoing since 1998.
- Groundwater is not used in this area. Chemicals in the groundwater are stable or decreasing, and undergoing natural degradation.
- In the absence of human consumption of groundwater, the conditions are protective of human health and the environment.
- An MSD will facilitate completion of response activities under the VCP and allow for the properties to be returned to positive use for the area.